

**TOWN OF PARKER COUNCIL
MINUTES
JANUARY 17, 2017**

Mayor Mike Waid called the meeting to order at 5:55 P.M. All Councilmembers were present.

Town Attorney Jim Maloney announced that the topics for discussion in Executive Session were five (5) items. Under C.R.S § 24-6-402(4)(e) there was one item on South Metro Fire Rescue Authority cooperation agreement; under C.R.S. § 24-6-402(4)(b) there were two (2) items, the first was to receive legal advice on specific legal questions on Section 5.02.730 of the Parker Municipal Code, related to distance of liquor establishment to schools and the second was to receive legal advice on specific legal questions on Ordinance Nos. 4.111.1 and 4.111.2 concerning cultivation of marijuana; under C.R.S. § 24-6-402(4)(a) there were two items, the first was the Tap House property located on Mainstreet and the second was construction of Summerset Lane improvements.

EXECUTIVE SESSION

Josh Martin moved and Amy Holland seconded to go into Executive Session at 5:57 P.M. to determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations, and/or instruct negotiators, pursuant to C.R.S. § 24-6-402(4)(e), to hold a conference with the Town's attorney to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b) and to consider the purchase, acquisition, lease, transfer or sale of real, personal or other property, pursuant to C.R.S. § 24-6-402(4)(a).

The motion was approved unanimously.

Debbie Lewis moved and Josh Martin seconded to come out of the Executive Session at 6:51 P.M.

The motion was approved unanimously.

REGULAR MEETING

Mayor Waid reconvened the meeting at 7:12 P.M.

Mayor Waid led the Council and audience in the Pledge of Allegiance.

SPECIAL PRESENTATIONS – None

PARKER CHAMBER OF COMMERCE UPDATES

Dennis Houston, President and CEO of the Parker Area Chamber of Commerce, gave a quick review of 2016. Council received a written copy.

DOWNTOWN BUSINESS ALLIANCE UPDATES – None

PUBLIC COMMENTS

David Denslow, 10787 Vista Road.
Cheryl Poage, 20845 E. Sheffield Place

Diane Leavesley, 8924 Thunderbird Road
Duane Hietman, 18159 E. Mainstreet

REPORTS, ITEMS AND COMMENTS FROM MAYOR AND COUNCIL

Debbie Lewis

Interviewed applicants for the Special Licensing Authority.

Renee Williams

1. Interviewed applicants for the Special Licensing Authority.
2. Attended the Douglas County Commissioners’ swearing-in.

Joshua Rivero

Mentioned the Police Department posting yesterday regarding the cooperation between the police department and fire department. The fire house is a safe place for officers to go and fill out reports, etc.

Amy Holland

Attended the Douglas County Commissioners’ swearing-in.

Mike Waid

1. Parker Recreation received recognition of being the best recreation department.
2. Attended the Metro Mayors’ Caucus Retreat last Saturday at the Westin Hotel.
3. July 15 will be the second annual Mud Fest. The Mayor’s team will raise money for the MS Society.
4. April 29 will be the 6th Annual Shave the Mayor for children’s pediatric cancer.

CONSENT AGENDA

A. APPROVAL OF MINUTES

*December 5, 2016
December 12, 2016
January 3, 2017*

B. TRACTS A AND C, COTTONWOOD SUBDIVISION FILING NO. 11 – ANNEXATION PETITION CONSIDERATION

<i>Applicant:</i>	<i>Jill Luchs, Cottonwood Highlands Metropolitan District No. 1</i>
<i>Location:</i>	<i>West of Jordan Road, north of Apache Plume Drive, and south of Bluegrass Circle</i>
<i>Department:</i>	<i>Community Development, Stacey Nerger</i>

C. INTENTIONALLY LEFT BLANK

D. ORDINANCE NO. 5.68.3 – First Reading

A Bill for an Ordinance Amending Chapter 6.01 of the Town of Parker Municipal Concerning Chronic Nuisance Property

<i>Department:</i>	<i>Police Department, Doreen Jokerst</i>
<i>Second Reading:</i>	<i>February 6, 2017</i>

- E. *ORDINANCE NO. 9.261 – First Reading*
A Bill for an Ordinance to Approve the Intergovernmental Agreement Between the Town of Parker, Colorado, and the Chambers Highpoint Metropolitan District Nos. 1 and 2
Department: *Town Attorney, Jim Maloney*
Second Reading: *February 6, 2017*

- F. *ORDINANCE NO. 9.262 – First Reading*
A Bill for an Ordinance Approving the Agreement Regarding Design and Construction of Drainage and Flood Control Improvements for Newlin Gulch Downstream of Heirloom Parkway By and Between Urban Drainage and Flood Control District and the Town of Parker (Agreement No. 16-11.23, Project No. 106484)
Department: *Engineering, Jacob James*
Second Reading: *February 6, 2017*

- G. *RESOLUTION NO. 17-009*
A Resolution to Determine that the Newlin Gulch Boulevard Property Substantially Complies with the Requirements of the Annexation Act of 1965 and to Set a Public Hearing Date for March 20, 2017
Department: *Community Development, Ryan McGee*

- H. *INTENTIONALLY LEFT BLANK*

- I. *RESOLUTION NO. 17-011*
A Resolution Accepting the Conveyance of a Public Sidewalk Easement from Bonbeck Parker, LLC, for a Portion of Lot 3, Block 1, Replat of Parker Central Area, Filing No. 5
Department: *Engineering, Tom Gill*

- J. *RESOLUTION NO. 17-012*
A Resolution Appointing Directors to Fill Vacancies on the Board of Directors of the Pine Bluffs Metropolitan District
Department: *Town Attorney, Jim Maloney*

- K. *RESOLUTION NO. 17-013*
A Resolution to Appoint New Members and Alternates on the Town of Parker Special Licensing Authority and to Appoint the Chairperson and Vice Chairperson
Department: *Town Council*

- L. *CONTRACTS ABOVE \$100,000*
 - *Fourth Amendment to Agreement for Professional Services – Mainstreet Center School Building Preservation*
Amount: *\$126,296 (increase of \$25,317)*
Contractor: *Scheuber & Darden Architects, LLC*
Department: *Cultural, Elaine Mariner*

- M. *RESOLUTION NO. 17-014*
A Resolution Regarding a Proposed Modification to the Consolidated Service Plan for Reata Ridge Village Metropolitan District Nos. 1 and 2
Department: *Town Attorney, Jim Maloney*

N. **ORDINANCE NO. 1.493.1 – First Reading**
A Bill for an Ordinance to Adopt the 2017 Revised Budget for the Town of Parker and to Make Appropriations for the Same
 Department: Finance, Don Warn
 Second Reading: February 6, 2017

Amy Holland moved to approve Consent Agenda Items 7B through 7N and asked for a separate motion on the minutes.

Joshua Rivero seconded the motion.

The motion was approved unanimously.

Joshua Rivero moved to approve Consent Agenda Item 7A for the December 5, 2016 minutes.

Debbie Lewis seconded the motion.

The motion passed 5-0-1. (Holland abstained.)

Joshua Rivero moved to approve Consent Agenda Item 7A for the December 12, 2016 minutes.

Debbie Lewis seconded the motion.

The motion passed 5-0-1. (Holland abstained.)

Joshua Rivero moved to approve Consent Agenda Item 7A for the January 3, 2017 minutes.

Debbie Lewis seconded the motion.

The motion was approved unanimously.

TOWN ADMINISTRATOR

• **Reports**

1. Randy Young advised that the recap of the 2016 Town Administrator’s report was on line.
2. The ice trail at Discovery Park has been a success.
3. The historical restoration of The School House bottom floor is finished. The next phase will start in the next few weeks.

ORDINANCE NO. 3.326 – Second Reading

A Bill for an Ordinance to Amend Sections 13.06.020, 13.06.070 and 13.10.200 of the Parker Municipal Code to Address Development Impact and Development Standards as they Relate to Multiple-Family Uses Within the Town of Parker

**Department: Community Development, John Fussa
 Community Development, Jason Rogers
 Community Development, Bryce Matthews**

Parker has experienced a substantial increase in multi-family residential development in the past few years. The Town’s Commercial, Industrial and Multi-Family Residential Design Standards

(Design Standards) were adopted on November 1, 1999. There is an urgent need to update the Design Standards to ensure that all development including multi-family residential housing is of high quality, maintains community character and preserves Parker's hometown feel. The Town issued a Request for Proposals (RFP) on December 15, 2016 to update the Design Standards and the project will take eight months to complete. Staff would like Town Council to consider interim revisions to the Design Standards and the Land Development Ordinance to ensure that new multi-family residential development is contextual and reconciles with existing neighborhood characteristics, incorporates high quality design/materials and promotes the public health, safety and welfare through attractive, safe and well-designed development. (A detailed report is available in the Planning Department.)

The proposed amendments include:

1. Amend Section 13.06.070 to increase the required landscaping from 35% to 45%.
2. Update Section 13.06.020 to require a Condominium Unit Map for all multi-family residential development. This does not require the owner to sell the units.
3. Update the Design Standards for multi-family residential development.
4. Update the Design Standards regarding neighborhood centers, community centers and highway commercial centers to reflect the Parker 2035 Master Plan.

Public Comment

The following individuals gave public comment:

- Tracy Hutchins, 5105 DTC Parkway, Greenwood Village, CO 80111
- Ron Mehl, Dominion Development, 11001 W. 120th Ave., Suite 400, Broomfield, CO 80021
- Artie Lehl, 4483 Juniper Ct., Larkspur, CO 80118
- Patrick Nook, 12941 N. 2nd St., Parker, CO
- Duane Heitman, 18159 E. Mainstreet, Parker, CO
- Mark Mullin, Kleibel, 200 California Street, Suite 300, San Francisco, CA
- Terry Dodd, 11450 Marlborough, Parker, CO

Public Comment was closed at 8:10 P.M.

Some of Town Council Comments:

- We do not want fully zoned 4-story next to a single family lot.
- Referring to re-annexation process, how does it impact what has occurred? It may require landscaping design layout; we don't have site plans for these projects and the design standards are changing.
- Construction defects is the issue. We are running short on inventory and space. If we continue to run short, we will not have land to build condos. If that date comes, we have the ability to address needs of condos into just the rental market.
- The condo map is key for Parker going forward.

Joshua Rivero moved to approve Ordinance No. 326 on second reading with the substitution of language that is contained in Proposed Changes to Commercial, Industrial and Multifamily Residential Design Standards, specifically Item V.I.A (1) to say, in order to transition structure heights between single family neighborhoods and multi-family neighborhoods, new multifamily buildings within 50 ft. of a property line (transition area) that is adjacent to existing single family residential uses shall not exceed 30 ft. in height and 2-1/2 stories and new multi-family

buildings not located within the 50 ft. transition area are subject to allowable height permitted within the applicable zone district.

Josh Martin seconded the motion.

The motion was approved 4-2. (Williams and Lewis voted no.)

The meeting was adjourned at 8:20 P.M.

Carol Baumgartner, Town Clerk

Mike Waid, Mayor

